LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47202KEF24 Price: 660 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (629 000 EUR without fees)

Superb 3 bedroom Stone property with 2 bedroom Gite, heated pool, 9872m2 enclosed gardens, Sarlat la Canéda















INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	187 m2
Plot Size:	9872 m2

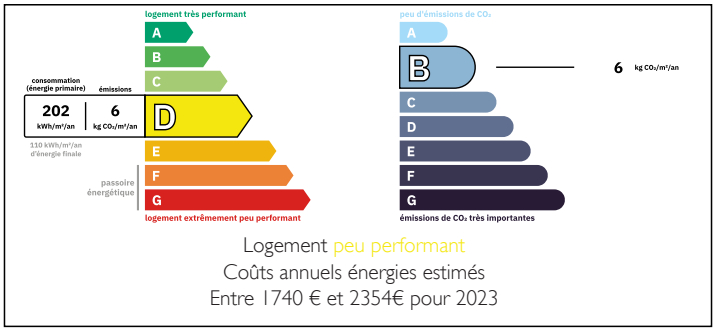
IN BRIEF

Superb stone property close to historic centre of Sarlat-la-Canéda, comprising a 3-bedroom main house, independent 2-bedroom gîte, heated 10x4m saltwater swimming pool, carport, 3 car garage & outbuildings. Set in 9,872m² of enclosed landscaped gardens, terraces, lawns and woodland, just a 20-minute walk from the medieval town centre

The 147m² main house offers a spacious open-plan living/dining room with wood-burning stove, a bright sunny conservatory providing additional living space, separate fully fitted kitchen with quality fittings, utility room, 2 bathrooms, and three bedrooms, including one on the ground floor

The 41m2 independent gîte enjoys its own entrance and private garden, with an open-plan kitchen/living/dining area, two bedrooms and family bathroom

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1740 € et 2354€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

This beautiful, light-filled stone property, dating from 1880, has been completely renovated and restored using high-quality materials and finishes throughout.

Set in peaceful Dordogne countryside yet just a 5-minute drive, 1,5km from the historic centre of Sarlat-la-Canéda, it combines authentic Périgord character with modern comfort and excellent rental potential.

The 147 m² main house offers generous and flexible accommodation. On the ground floor is a spacious master bedroom and family bathroom with spa bath, a high-quality fully fitted kitchen with wood-burning insert, and a large open-plan living/dining room with wood-burning stove. A sunny conservatory provides additional living space and enjoys attractive views across the surrounding countryside. The beautiful stone terraces that surround the property offer many outdoor spaces to enjoy the beautiful surroundings.

On the first floor are two further bedrooms, an additional bathroom with large walk in shower and landing area.

The lower ground floor comprises a utility room, a double garage and a separate single garage, both with electric doors. With plumbing and electrical installations already in place, this substantial area offers excellent potential as a workshop, storage space or, subject to the necessary permissions, conversion into additional living accommodation.

Adjacent to the main house, the independent 41 m² gîte provides an excellent opportunity for seasonal rental income or private guest accommodation for family and friends.
The ground floor comprises an open-plan living/dining/kitchen area and family bathroom, with two bedrooms on the first floor. The gîte benefits from its own private entrance and garden, ensuring independence...